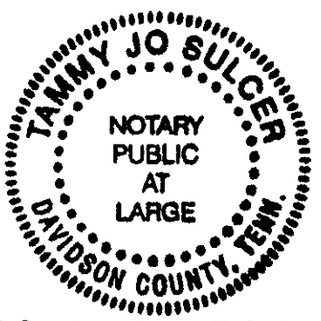
Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067



My Commission Expires NOV. 25, 2008

06-0585

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $135,000.00 .

Affiant

Subscribed and sworn to before me this 29th day of September, 2006.

Notary Public
My Commission Expires 01/26/08

Address of New Owner:	Send Tax Bills to:	Tax Information:
Whitney K. Farmer	Countrywide Home Loans	135-12-B
2034 Nashboro Blvd	P.O. Box 10423	63.0000
Nashville, TN 37217	Van Nuys, CA 91410-0423	

Davidson County DEEDWARR
Recvd: 10/13/06 12:59 2 pgs
Fees:13.00 Taxes:499.50

20061013-0127448

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged,**Mark S. Sundrud and wife, Erika J. Shambaugh Sundrud, and Charles Shambaugh and wife, Jane Shambaugh**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Whitney K. Farmer**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit: * an unmarried woman

Land in Davidson County Tennessee, being Lot no. 63 on the Plan of Horizontal Property Regime Private Element Plat, Nashboro Village, Tract 7, of record in Plat Book 11700, Page 49 and Page 50, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael S. Sundrud and, Erika J. Shambaugh, AKA Erika J. Shambaugh Sundrud and Charles L. Shambaugh, married, by deed from NVR, Inc., a Virginia Corporation successor by merger to Fox Ridge Homes, Inc, dated March 22, 2002, recorded in Instrument 20020328-0038202, Subsequently Mark S. Sundrud and Erika Shambaugh have married and Erika Shambaugh is also known as Erika Shambaugh Sundrud, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2034 Nashboro Blvd, Nashville, TN 37217.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of September, 2006.

Mark Sundrud by Joan Lambeth Attorney-in-Fact

Erika J. Shambaugh Sundrud by Joan Lambeth Attorney-in-Fact

Charles Shambaugh by Joan Lambeth Attorney-in-Fact

Jane Shambaugh by Joan Lambeth Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Mark S. Sundrud and wife, Erika J. Shambaugh Sundrud, and Charles Shambaugh and wife, Jane Shambaugh**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 29th day of September, 2006.

Notary Public

My Commission Expires: 01/26/08

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named Joan Lambeth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Mark S. Sundrud and wife, Erika J. Shambaugh Sundrud, and Charles Shambaugh and wife, Jane Shambaugh and that she is authorized by them to execute this instrument on their behalf.

Witness my hand and seal at Williamson County, Tennessee, this 29th day of September, 2006.

Notary Public at Large

My Commission Expires: 1/26/08